

WISCONSIN DEPARTMENT OF VETERANS AFFAIRS



Request for Architectural and Engineering Services

**Heat – Bathrooms and Hallways, Facility Humidification
Wisconsin Veterans Home – Chippewa Falls**

March 2015

DFD Project No. 14L3K

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Project Background and Purpose

The Wisconsin Veterans Home at Chippewa Falls opened January 2013 serves the long term care needs of 72 aged and disabled veterans and their eligible dependents. The members enjoy a private room and bathroom. The facility's boiler provides hydronic heat via hot water baseboard and wall units throughout the building. Heat was piped to 20 member bathrooms where the bathroom is situated on an outside wall. The other 52 bathrooms are not equipped with any heat except that which comes from the member room.

In a mock survey conducted by the experts at Health Dimension, the company operating the Chippewa Falls skilled nursing facility, the member bathrooms, neighborhood hallways and spas were identified as not maintaining proper/adequate temperatures for a skilled nursing facility. The Federal *State Operations Manual*, Appendix PP – Guidance to Surveyors-Long Term Care Facilities, Tag F257 regulation reads “§483.15(h)(6) Comfortable and safe temperature levels. Facilities initially certified after October 1, 1990 must maintain a temperature range of 71 - 81° F; and throughout the survey multiple residents complained that the temperature of the halls and rooms is too cold. The halls are noted to be colder in temperature than the households. Without this project the facility could be cited for not keeping the facility warm enough for aging and disabled veteran. WDVA requests that this project be approved and move through to construction as soon as possible. The members occupying the bathrooms without heat will have done so for 2 winters once this project is in design. It is important that the design and construction phases of the project move quickly.

Dry conditions in the facility have also been identified as a concern. ANSI/ASHRAE Standard 55-1992, Thermal Environmental Conditions for Human Occupancy, recommends that humidity levels should not exceed 60% with a minimum humidity range of 20% to 30%. This guidance is applicable to nursing homes. The facility has no system for adding humidity during the winter months. Therefore, occupants are exposed to in-room humidity levels ranging from 4.5% to 19.5%, with an average of 12%. Dry skin is a problem for 59% to 85% of the elderly population. Low humidity results in the drying of skin and mucous membranes which can lead to discomfort, scratching and skin infections. Increased susceptibility to respiratory infections is also documented when humidity levels are below the minimum acceptable range.

Project Description

This project will provide heat to 52 member bathrooms which are currently not heated, provide supplemental heat to 4 spas in which the current heating is inadequate, and install VAV boxes and thermostats in A/B and C/D hallways, and install fin tubes and thermostats in Rooms M133 and M159 which are not heated. Also, install humidification equipment at each of the three air handling units.

Scope of Services

All services shall be in accordance with DSF's "[POLICY AND PROCEDURE MANUAL FOR ARCHITECTS/ENGINEERS & CONSULTANTS](#)" (Version in effect at the time of execution of the AE Professional Services Agreement.).

Scope and Deliverables:

- Develop construction drawings and specifications for expansion of the hydronic system to the areas noted and installation of a humidification system.
- The consulting team shall provide construction oversight and administration services for the heating and humidification project.

Consultant Qualifications

The consulting team should have experience within the last 5 years in the design and construction of hydronic heating and humidification in a skilled nursing facility. A/E's should clarify this experience in their letter of interest by describing the project scope, size, construction value, date completed. A/E's should also indicate, where possible, Prime and sub-consultant team members, and the experience of sub-consultants with similar projects.

Proposed Project Schedule

AE Selection	Mar 2015
Design Report/SBC Action	Jul 2015
Bid Opening	Sep 2015
Construction Start	Nov 2015
Substantial Completion	Feb 2016

Preliminary Project Budget

Construction	\$
Contingency	\$
AE Fees	\$
DFD Fees	\$
Total Preliminary Project Budget	\$607,600

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